



CITY OF ORINDA

Projects Exempt from Planning Review

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The following projects are exempt from the City of Orinda Planning Department review and **only** require building permit approval and issuance from the Contra Costa County Building Department. Any work within the public right-of-way will require an Encroachment Permit from the City of Orinda Public Works & Engineering Department.

#	PROJECT TYPE	EXEMPT	
		Residential	Nonresidential
1	Re-Roofs: Less than 10 squares and overlays.	✓	
2	Solar Panels: Roof flush-mounted, regardless of kilowatts.	✓	
3	Permanent emergency back-up power generators.	✓	
4	Interior Remodels: No new floor area, no new kitchen facilities, and no exterior changes. <i>Note: An increase to the total number of bedrooms is subject to Orinda Planning review.</i>	✓	
5	Window and Door Modifications: <ul style="list-style-type: none"> ○ Skylights (new or existing) ○ Existing windows or doors not changing in location or size ○ Existing windows or doors decreasing in size ○ Existing windows or doors that will be enclosed 	✓	
6	Swimming Pool/Spa Repairs.	✓	
7	Retaining Walls less than 4' in height.	✓	
8	Temporary power poles.	✓	
9	In-Kind Deck Repair/Replacement: no change to footprint or height.	✓	
10	Exterior Siding Repair/Replacement: no new floor area.	✓	
11	Electrical, Mechanical, or Plumbing Permits: No new kitchen facilities or improvements external to the existing structure. <ul style="list-style-type: none"> ○ Examples: water heaters, HVAC, meter relocation, electrical panel amp upgrades, new wiring, and pool/spa equipment replacement. <i>Note: relocation of pool/spa equipment requires Orinda Planning review.</i>	✓	✓

12	Termite Repair: no new floor area or change in exterior appearance.	✓	✓
13	Foundation or Sub-floor Repair: no walls replaced and no change in grade or drainage.	✓	✓